

State of California
Business, Transportation and Housing Agency
Department of Transportation

HIGHWAY RIGHT OF WAY MATTERS
Director's Deeds
Items 1

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Original Signed By
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Chief Financial Officer
August 1, 2002

DIRECTOR'S DEEDS

This is a returning item from the June 2002 meeting of the California Transportation Commission. The Department of Transportation recommends the California Transportation Commission authorize the execution of the attached Director's Deed, Item # 1. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. This agenda item has an estimated current value of \$221,000. The State will receive a return of \$221,000 from the sale of this property. A recapitulation of the item presented follows:

Deeds by which fee title is to be conveyed:	1
<u>01 7-LA-710-26.8</u>	South Pasadena
Disposal Unit # DD068449-01-01	8,500 sf
Convey to the City of South Pasadena	\$221,000 (Appraisal \$221,000)
Selling price represents the appraised value received in exchange from a public agency.	

The Gold Line Mission-Meridian mixed-use project in South Pasadena is a State and locally-funded project. Caltrans awarded \$1.5M to the project as part of the effort to locate residential and commercial development near mass transit stations.

In order to develop the site, two historically significant turn-of-the-century bungalows must be relocated to another site. The Department agreed with the developer and the city to sell the subject property as a replacement site for both bungalows. District 7 Project Development and Environmental Planning concurred in this plan. The Department and the city of South Pasadena have orally agreed that the city will provide a replacement property – in exchange for this property - for the residence that would have been relocated to this property under the Department's original historical mitigation plan. The city will further relocate the residence to the replacement property at no cost to the State. The total cost of the replacement property plus the relocation costs will equal or exceed the appraised value of this property, or the city will pay the difference to the State.

The Department will make an oral presentation to inform the Commission of the current status of execution of the agreement with the city of South Pasadena.

The Department is requesting approval of this Director's Deed at this time because the conveyance of this site is on the critical path for delivery of the Mission-Meridian project, and holding it for the October 2002 CTC meeting will likely have a negative impact on the project's schedule. The Department is further requesting that the Commission NOT release the Director's Deed to the Department until the Department has a fully executed the agreement between the Department and the city of South Pasadena for the replacement property and improvement relocation at no cost to the State.